



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2019-0102

Approved by Planning and Zoning: January 15, 2020

Permission is hereby granted to: Enterprise RAC Company of Maryland, LLC

to use the premises located at: 4213 Duke Street

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

1/15/2020
Date

Karl Moritz (by EDR)
Karl Moritz, Director
Department of Planning and Zoning

DATE: January 15, 2020

TO: Tony LaColla
Division Chief, Land Use Services,
Department of Planning and Zoning

FROM: Max Ewart
Urban Planner, Land Use Services,
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0102
Administrative Review for a Minor Amendment
Site Use: Automobile Rental Area
Applicant: Enterprise RAC Company of Maryland, LLC
Location: 4213 Duke Street
Zone: CG/Commercial General Zone

Request

Special Use Permit #2019-0102 is a request for a minor amendment to SUP #2001-0131 to increase the gross floor area with a 600-foot addition to enclose an existing car wash area from a total of 1,844 square feet to a total of 2,444 square feet. The application also includes a request to allow for a two-hour increase in the hours of operation from 11 a.m. to 9 a.m. on Sundays, only. The 600 square foot addition would be constructed on the west side of the primary structure. The business would continue to operate as an automobile rental use.

Background

City records show that auto oriented uses have occupied the site since the 1950s. On September 14, 1954, City Council approved SUP #0141 for a gasoline service station. Subsequently, City Council approved SUP #0640 for a self-service, coin operated car wash on April 27, 1965. Most recently, City Council approved SUP #2001-0131, to operate an automobile rental business, on February 23, 2002. The business has operated at this site since the approved SUP.

Parking

Section 8-200(A)(18) of the Zoning Ordinance requires miscellaneous commercial uses to provide one space for every 400 square feet of floor area. seven spaces are required for the 2,444-square foot building which can be satisfied by the 20 on-site parking spaces.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, The Strawberry Hill and Wakefield Tarleton Civic Associations were sent an email notification of the current application. One neighbor contacted staff for clarification of the request and was satisfied with the enclosure of the car-wash area.

Staff Action

Staff does not object to the increase in gross floor area as it would reduce the potential for noise impacts of the existing outdoor carwash by containing the function within a building enclosure. Section 11-511(A)(2)(b)(i)(e) states that building additions of a previously approved Special Use Permit may be approved through an administrative minor amendment given the increase in floor area does not exceed 33%. The gross floor area increase is 32.5%.

Staff also does not object to the request to extend the opening hours on Sunday from 11 a.m. to 9 a.m. The request would allow the business to open at the same time as other days of the week and staff has not received complaints about early hours of operation. Staff has carried over the conditions from SUP #2001-0131, amending Condition #10 to allow for the extended hours of operation. Conditions #19, #20 and #21 were satisfied by the applicant and deleted.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: January 15, 2020

Action: Approved



Tony LaColla, AICP, Division Chief

- Attachments: 1) Special Use Permit Conditions
2) Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2019-0102

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2001-0131)
2. Rental cars shall be stored on the property in a neat and orderly fashion at all times, with a hanging tag on the rear-view mirror or other means of identifying rental vehicles. No stacking of parked rental cars is permitted. The number of rental cars parked on-site shall be limited to a maximum of fifteen. (P&Z) (SUP #2001-0131)
3. No junked, abandoned, or stripped vehicles shall be parked or stored outside at any time. (P&Z) (SUP #2001-0131)
4. No rental cars shall be displayed, parked, or stored on the public rights-of- way. (P&Z) (SUP #2001-0131)
5. The applicant shall require its employees, who drive to work to use off-street parking. (P&Z) (SUP #2001-0131)
6. No automobile repair shall be done on the premises at any time. (P&Z) (SUP #2001-0131)
7. No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the zoning ordinance of the City of Alexandria, Virginia. (P&Z) (T&ES) (SUP #2001-0131)
8. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP #2001-0131)
9. Condition deleted. (SUP 2001-0131)
10. **CONDITION AMENDED BY STAFF:** The hours of operation of the automobile rental business shall be limited to 7:30 to 6:00 p.m. Monday through Friday, 9:00 a.m. to 3:00 p.m. Saturday, and 11:00 a.m. to 6:00 p.m. Sunday. (P&Z) (~~SUP #2001-0131~~)
11. All lights on the property shall be directed away from residential uses. The applicant shall provide parking lot lighting to City standards. Lighting shall be shielded to prevent glare and excess spillover lighting in accordance with City Code. (P&Z) (SUP #2001-0131)

12. No loading or unloading of vehicles is permitted either on the site or on the public right-of-way. (P&Z) (SUP #2001-0131)
13. No amplified sound shall be heard at the property line. All loudspeakers shall be prohibited from the exterior of the building. (P&Z) (T&ES) (SUP #2001-0131)
14. All waste products, including but not limited to organic compounds (solvents), motor oils, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers, or be discharged onto the ground. (T&ES) (SUP #2001-0131)
15. **CONDITION AMENDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Division of Environmental Quality at 703/519-3400, extension 166 703-746-6499. (T&ES) (SUP #2001-0131)
16. **CONDITION DELETED AND REPLACED WITH CONDITION #23:** ~~If required by applicable city, state and federal laws, the applicant shall provide a plan that shows the method of connection for discharge of vehicle wash to an approved sanitary sewer system and proper disposal of the rain water to storm sewer system. In case the applicant chooses to install a commercial car wash equipment, such equipment shall be equipped with a water recycling system approved by the building official.~~ (T&ES) (PC) (SUP #2001-0131)
17. The applicant shall provide and maintain in good condition landscaping generally consistent with staff's attached plan (dated January 2002 and amended February 2002) and to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z) (PC) (SUP #2001-0131)
18. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall remove the existing free standing sign. No freestanding business sign, including either pole or monument style signs, is permitted.~~ (P&Z) (PC) (SUP #2001-0131)
19. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall contribute \$2,000.00 to the City to cover the cost of the closing of the existing curb cut as part of the project to eliminate the service road in this area. Payment shall be made prior to issuance of a certificate of occupancy for the building.~~ (T&ES) (SUP #2001-0131)
20. **CONDITION SATISFIED BY THE APPLICANT AND DELETED BY STAFF:** ~~Prior to the City's closing of the Duke Street service road, the applicant shall barricade its existing access to the Duke Street service road in a manner satisfactory to the Director of the Department of Planning and Zoning and the Director of the Department of Transportation and Environmental Services.~~ (P&Z) (T&ES) (SUP #2001-0131)

21. **CONDITION SATISFIED BY THE APPLICANT AND DELETED BY STAFF:** ~~The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (Police) (SUP #2001-0131)~~
22. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit ~~six months~~ one year after the business is operational and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (City Council) ~~(SUP #2001-0131)~~
23. **CONDITION ADDED BY STAFF:** The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to the sanitary sewer system with prior approval from AlexRenew and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 No amplified sound shall be heard at the property line. All loudspeakers shall be prohibited from the exterior of the building. (P&Z) (T&ES) (SUP #2001-0131)
- R-2 All waste products, including but not limited to organic compounds (solvents), motor oils, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers, or be discharged onto the ground. (T&ES) (SUP #2001-0131)
- R-3 **CONDITION AMENDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Division of Environmental Quality at 703/519-3400, extension 166 703-746-6499. (T&ES) (SUP #2001-0131)
- R-4 **CONDITION DELETED AND REPLACED WITH CONDITION #23:** ~~If required by applicable city, state and federal laws, the applicant shall provide a plan that shows the method of connection for discharge of vehicle wash to an approved sanitary sewer system and proper disposal of the rain water to storm sewer system. In case the applicant chooses to install a commercial car wash equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES) (PC) (SUP #2001-0131)~~
- R-5 All waste products, including but not limited to organic compounds (solvents), motor oils, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers, or be discharged onto the ground. (T&ES) (SUP #2001-0131)
- R-6 **CONDITION AMENDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Division of Environmental Quality at 703/519-3400, extension 166 703-746-6499. (T&ES) (SUP #2001-0131)
- R-7 **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall contribute \$2,000.00 to the City to cover the cost of the closing of the existing curb cut as part of the project to eliminate the service road in this area. Payment shall be made prior to issuance of a certificate of occupancy for the building. (T&ES) (SUP #2001-0131)~~
- R-8 **CONDITION SATISFIED BY THE APPLICANT AND DELETED BY STAFF:** ~~Prior to the City's closing of the Duke Street service road, the applicant shall barricade its~~

~~existing access to the Duke Street service road in a manner satisfactory to the Director of the Department of Planning and Zoning and the Director of the Department of Transportation and Environmental Services. (P&Z) (T&ES) (SUP #2001-0131)~~

- F-1. The rendering shown seems to remove the sidewalk that allows pedestrians to cross the under the canopy on the outside of the building. Maintain an ADA accessible pedestrian path along both sides of the building that does not require pedestrian to enter building. Provide a clearer plan drawing showing the pedestrian circulation around the site with the proposed improvements. (T&ES)
- C-1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3. Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1; through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- C-1. A building permit and plan review are required prior to the start of construction.

Health Department:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.

Fire:

No comments received.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0102. The undersigned also hereby agrees to obtain all applicable licenses and permits required for an automobile rental area use at 4213 Duke Street.

Donna Scott, Esq.
Applicant - Signature WIRE/GILL LLP

1/16/19
Date

DONNA L. SCOTT, ESQ.
Applicant - Printed WIRE/GILL LLP

1/16/19
Date